

Town of Old Lyme
Affordable Housing Commission
Regular Meeting
Wednesday February 15th 2023 5:00 PM
Old Lyme Town Hall, Meeting Hall

This meeting was convened in the Old Lyme Town Hall Meeting Hall with call-in access available and was recorded.

MINUTES (UNAPPROVED)

1. Call to Order
 - The meeting was called to order at 5:05 PM
 - Present: Regular members Michael Fogliano, Jenn Miller, Amy Hosier, John Coughlin (by telephone), alternate Laurie Walker
 - Absent: Bill Belluzzi, alternate Anthony Vasiliou
2. Election of Officers
 - Elections were deferred until a meeting where all regular members are in attendance
3. Public Comment
 - None
4. Correspondence
 - An email was received from former member George Clough drawing the commission's attention to a recent article published in the Hartford Courant on the topic of the upcoming legislative session.
5. Approval of Minutes
 - 5.1. December 14 2022 Regular Meeting
 - Motion to approve by John Coughlin, second by Jenn Miller, no discussion, motion carried unanimously.
 - 5.2. January 18 2023 Regular Meeting
 - Motion to approve by Jenn Miller, second by Amy Hosier, no discussion, motion carried unanimously.
6. Updates
 - 6.1. General
 - The BOS has appointed Jenn Miller to a new 3-year term as a regular member, Amy Hosier to a new 3-year term as a regular member, and Anthony Vasiliou to a new 3-year term as an alternate. A vacancy for an alternate with term expiring 1/31/24 remains open.
 - The town web site has been updated.
 - 6.2. Projects
 - 6.2.1. McCulloch Family Open Space Affordable Housing Option
 - Town counsel has been engaged to provide guidance on (1) the specific terms that are necessary to complete in order to exercise the option, (2) the process

and requirements for utilizing the ARPA grant through a third party, and (3) requirements for an RFP or RFQ as part of the partner selection process. Initial guidance should be available over the coming weeks.

6.3. Standing Workstreams

6.3.1. Community Engagement

- Bill Belluzzi provided an update by email as follows: Bill has reached out to Keith Turner about a first-time homebuyer's information session. Bill plans to prepare articles for each issue of Old Lyme Events, and will update our web page with an "Affordable Housing News" section.

6.3.2. Policy and Regulatory

- Another round of outreach to stakeholders in town government on the topic of ADU regulations is in progress. Amy Hosier reviewed information gathered from her recent contacts with neighboring towns. Michael Fogliano updated the commission on legislative agenda items emerging for the upcoming session. At this point there was limited interest in communicating a formal position on the proposal to include naturally affordable housing in the tally of affordable units contributing to the CGS sec 8-30g 10% exemption threshold. Goals for 2023 include (1) advancing a proposal to amend ADU regulations to provide more opportunities for ADU creation, (2) performing a systematic review of town regulations for items pertaining to affordable housing, and (3) drafting a proposal for incentives.

6.3.3. Funding and Partnering Opportunities

- An application for a "Yes In My Back Yard" grant to fund policy and regulatory change initiatives will be prepared.

6.3.4. Development Opportunities

- Potential opportunities provided by the Hatchett's Hill development and the Shoreline Gateway initiative were discussed.

7. Other Business

- None

8. Upcoming Meetings and Agenda Items

- The next regular meeting is scheduled for Wednesday March 15th at 5:00 PM

9. Adjournment

- Motion to adjourn by Amy Hosier, second by John Coughlin, no discussion, motion carried unanimously. Meeting adjourned at 6:10 PM.